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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
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DOCKET NO. 3694

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: Francia Brito, 88 Freemont Street, #88, Arlington, MA 02474
Property Address: 88 Freemont Street, #88, Arlington, MA 02474

Hearing Dates: May 2, 2022
Date of Decision: May 2, 2022

20 Day Appeal Period Ends: June 9, 2022

Members
Approved

Lori A. B. Bowden

Rachel J. Zembiec
Esther A. Pernell
Jay J.
A. Luford

Opposed

Town Clerk's Certification

Date

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Arlington Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE REDEVELOPMENT BOARD

Special Permit and Environmental Design Review, Docket #3694

88 Freemont Street, #88, Arlington, MA 02474

Francia Brito

May 2, 2022

This Decision applies to the Special Permit application filed by Francia Brito, 88 Freemont Street, #88, Arlington, MA to add an accessory use at 88 Freemont Street, #88, Arlington, MA. The project requires a special permit to allow the accessory use of a family child care facility for no more than six (6) children in the R5: Apartment District/Low Density District. The Special Permit is to allow the Board to review and approve the accessory use under Section 3.3, Special Permit, and Section 3.4, Environmental Design Review.

A public hearing was held on May 2, 2022. The public hearing was closed on May 2, 2022, and the docket was approved by a vote of 4-0 with one abstention.

The Application for EDR Special Permit was reviewed for this Decision.

The following criteria have been met, per Section 3.3 of the Arlington Zoning Bylaw:

1. A family child care facility is allowed as an accessory use in the R5 Apartment District/Low Density. The Apartment District/Low Density is intended predominantly for two- to three-story garden apartments, along with small-scale offices on principal arteries.
2. The Massachusetts Department of Early Education and Care issued a license to the applicant to operate a family child care facility on December 6, 2021. In-home family child care, where one person cares for a small number of children in the comfort of their home, is an attractive child care option for many families because of its home-based nature. Providers offer care in a setting similar to what children are used to in their own home. Because family child care facilities are typically located in residential neighborhoods, many families choose providers in their own neighborhoods, which provides an added convenience. This use would be appropriately located in a residential district.

3. This family child care facility will serve up to six (6) children, with hours of operation from 8:00 am to 5:00 pm. Parents/guardians/caregivers will walk to the property during drop-off and pick-up hours, or park along Freemont Street for a brief period of time in the morning and late afternoon.
4. The requested use will not overload any public utilities.
5. No special regulations are applicable to the proposal.
6. The requested use does not impair the integrity or character of the neighborhood.
7. The requested use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4 of the Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

The applicant does not propose to change the landscape, as this application is to allow an accessory use within the existing structure.

2. EDR-2 Relation of the Building to the Environment

The applicant is not proposing any changes to the exterior of the building.

3. EDR-3 Open Space

There are no changes to open space as a result of this proposal.

4. EDR-4 Circulation

The existing circulation does not change.

5. EDR-5 Surface Water Drainage

There will be no changes to the exterior of the building that will impact surface water drainage or run-off.

6. EDR-6 Utilities Service

There will be no changes to the utility service because of this proposal.

7. EDR-7 Advertising Features

There is no signage requested for this proposal.

8. EDR-8 Special Features

No changes are proposed.

9. EDR-9 Safety

No changes are proposed.

10. EDR-10 Heritage

The building at 88 Freemont Street is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The proposed use does not disrupt historic, traditional, or significant uses, structures, or architectural elements.

11. EDR-11 Microclimate

No changes are proposed.

12. EDR-12 Sustainable Building and Site Design

No changes are proposed.

The Redevelopment Board made the following findings upon approval:

1. The ARB finds that the nature of the proposed accessory use of a family child care facility is in the public interest.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw and meets the requirements of Section 3.3 for a Special Permit

The project must adhere to the following general conditions:

1. Any substantial or material deviation from the approved use is subject to the prior written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate to protect the public interest and welfare.

The project must adhere to the following special condition:

1. The applicant must maintain their regular family child care license with the state of Massachusetts Department of Early Education and Care (EEC).